



A CHARMING TWO DOUBLE BEDROOM VICTORIAN HOUSE WITH USABLE BASEMENT AND 61 FT GARDEN



This delightful family home is arranged over three floors and has been hugely improved by the present owners in recent years to provide bright, spacious and comfortable family accommodation – perfect for families and commuters. The property is situated in the heart of Nascot Wood with Watford Junction, the town centre, a choice of highly rated schools, numerous cafes, bars and independent shops all within close proximity. The ground floor is made up of a lounge/dining room with wood flooring and a bright, modern fitted kitchen with stone worktop surfaces. From the lounge/dining room there is access to a basement room perfect as a home work space/guest bedroom. On the first floor there is a large master bedroom with fitted wardrobes, a second double bedroom and an impressive family bathroom suite. Externally, there is a delightful 60ft rear garden and Stamford Road is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

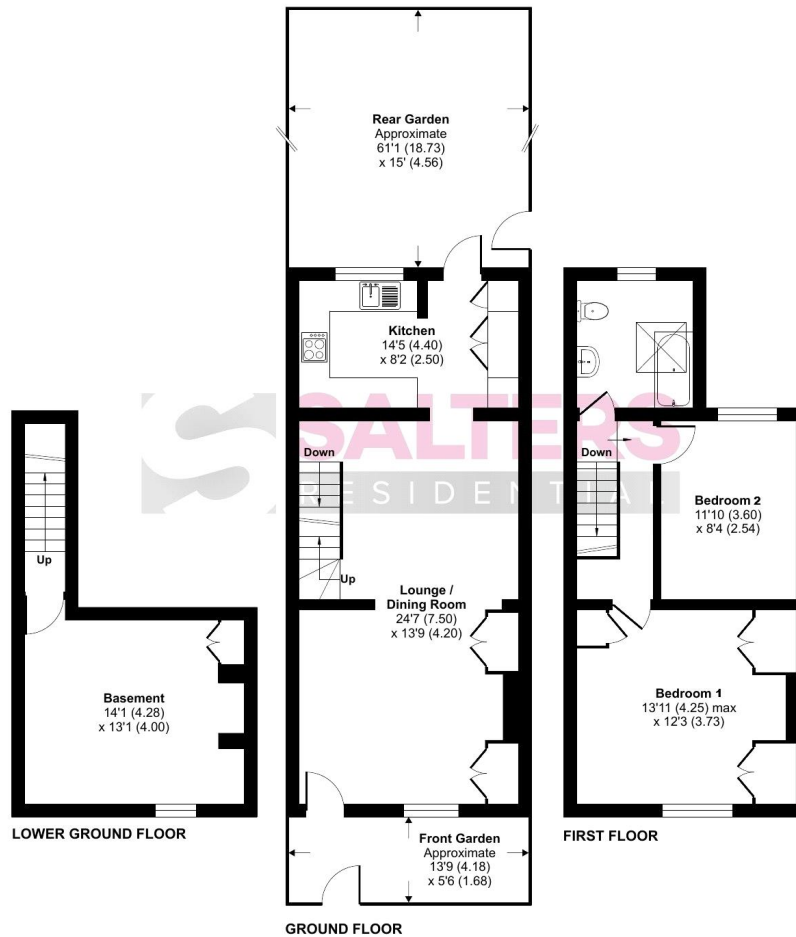
- 14ft 1' x 13ft 1 basement – home office/guest bedroom
- Sash double glazing
- 61 ft rear garden
- Impressive 14ft 5' x 8ft 2' fitted kitchen
- Potential for a loft conversion (stp)
- Large, modern fitted bathroom suite
- On-road permit parking for residents



Stamford Road, Watford, WD17

Approximate Area = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Salters Residential. REF: 1369150

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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